

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

**UPDATE**  
RUSSELL RD/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** to allow alternative landscaping and attached sidewalk; and **2)** reduce setbacks (previously not notified).

**DESIGN REVIEW** for a single family residential development.

Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). JJ/rk/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

163-31-101-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative landscaping with attached sidewalk along local streets (Quail Avenue) where detached sidewalk and landscaping are required per Figure 30.64-17.
2.
  - a. Reduce street corner side setback to a minimum of 7 feet (Lot 1) and 9 feet (Lots 17, 26, 27, and 36) where 10 feet is required per Table 30.40-2 (a 30% and 10% reduction respectively) (previously not notified).
  - b. Reduce rear setback to a minimum of 13 feet (Lots 6 through 16) where 15 feet is required per Table 30.40-2 (a 14% reduction) (previously not notified).

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 37
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): **3,300/4,062**
- Project Type: Single family residential development
- Number of Stories: 2

- Building Height (feet): Up to 25
- Square Feet: 1,770/2,350

#### Site Plans

The plans depict a gated single family residential development totaling 37 single family lots and 2 common area lots on 5 acres. The density of the overall development is shown at 7.4 dwelling units per acre. The lots range in size from a minimum of **3,300** square feet to a maximum of **4,062** square feet. The development will have access from Quail Avenue to the south. The lots within the subdivision will be served by 39 foot wide internal private streets with no sidewalks. The waiver associated with this application is to reduce the street landscaping along Conquistador Street and Quail Avenue.

#### Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Russell Road. Along Quail Avenue the project will provide an 11 foot wide street landscape element consisting of 6 feet of landscaping with a 5 foot sidewalk behind the landscaping **and along Conquistador Street the project will provide 6 feet of landscaping with a 5 foot detached sidewalk and 4 more feet of landscaping behind the sidewalk.** Internal to the development are additional street landscape buffers along corner side lots.

#### Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 25 feet. The plans submitted by the applicant depict 4 different models with each model having potential elevation variations. The building materials consisting of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

#### Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 1,770 square feet to 2,350 square feet.

#### Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area, and that the proposed density will result in a land use that is consistent with the surrounding neighborhood. Each house will include a 2 car garage and a 2 car driveway. Furthermore, the project will be in the spirit and characteristics of the newly adopted Master Plan which encourages varied densities and an integrated mix of housing types.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0137-09 (ET-0022-12)	First extension of time to reclassify this site to C-1 zoning without plans - expired	Approved by BCC	May 2012
ZC-0137-09	Reclassified this site to C-1 zoning without plans - expired	Approved by BCC	April 2009

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RUD	Single family residential
South	Open Lands	P-F	Elementary school
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-23-500061	A tentative map for 37 single family residential lots is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Zone Change

This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.4 dwelling units per acre. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

##### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Waiver of Development Standards #1

Even though this is an in-fill parcel and the adjacent developments to the east and to the west have an attached sidewalk along local streets. Detached sidewalks are a required standard to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day, and would provide an added visual relief. Therefore, staff cannot support this portion of the request.

## **Waiver of Development Standards #2**

**Even though the setback reductions are internal to the site, there are no exceptional situation or a peculiar difficulty in developing the project to meet Code. This is a regularly shaped rectangular property with no unique or special characteristics. Staff finds the request to be a self-imposed hardship; therefore, staff cannot support this portion of the request.**

## **Design Review**

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with policy of the Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with policy by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

## **Staff Recommendation**

Approval of the zone change and design review; denial of waivers of development standards.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standard and design review must commence within 4 years of approval date or they will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street, 25 feet to the back of curb for Quail Avenue and associated spandrels;

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road improvement project.
- Applicant is advised **that a vacation of 5 feet of right-of-way of Russell Road will be required for detached sidewalks; that the vacated right-of-way will need to be purchased from Clark County, and** that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0218-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC: Spring Valley - approval.**

**APPROVALS:**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** June 21, 2023 – HELD – To 07/19/23 – per the Board of County Commissioners.

**COUNTY COMMISSION ACTION:** July 19, 2023 – HELD – To 08/02/23 – per the applicant.

**COUNTY COMMISSION ACTION:** August 2, 2023 – HELD – To 09/06/23 – per the applicant.

**APPLICANT:** STRIVE ENGINEERING

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148